



# COMMERCIAL/RESIDENTIAL FOR SALE

13362 VAN BUREN ST, HOLLAND, MI 49424



Excellent opportunity to own a high traffic high visibility dual zoned property on US-31 with easy access off the highway and ample unobstructed frontage. This property allows for multiple income streams to an owner operator or investor.

This property boasts a 1,656 sf residential log cabin along with 3,172 of available commercial space. 1,800 sf of that commercial space is insulated and heated with 3 phase power.

**SCOTT REMENSCHNEIDER**  
**NorthStar Commercial, LLC**

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## PROPERTY INFORMATION

### BUILDING INFORMATION

# OF BUILDINGS	3
TOTAL BUILDING SIZE	4,828 SF
RESIDENTIAL BUILDING	1,656 SF
COMMERCIAL OFFICE BUILDING	420 SF
BARN BUILDING	2,752 SF
ACREAGE	0.94 ACRES
ZONING	COMMERCIAL/RESIDENTIAL IMPROVED
TAXING AUTHORITY	OLIVE TOWNSHIP
PP#	70-12-32-100-035

### SALE INFORMATION

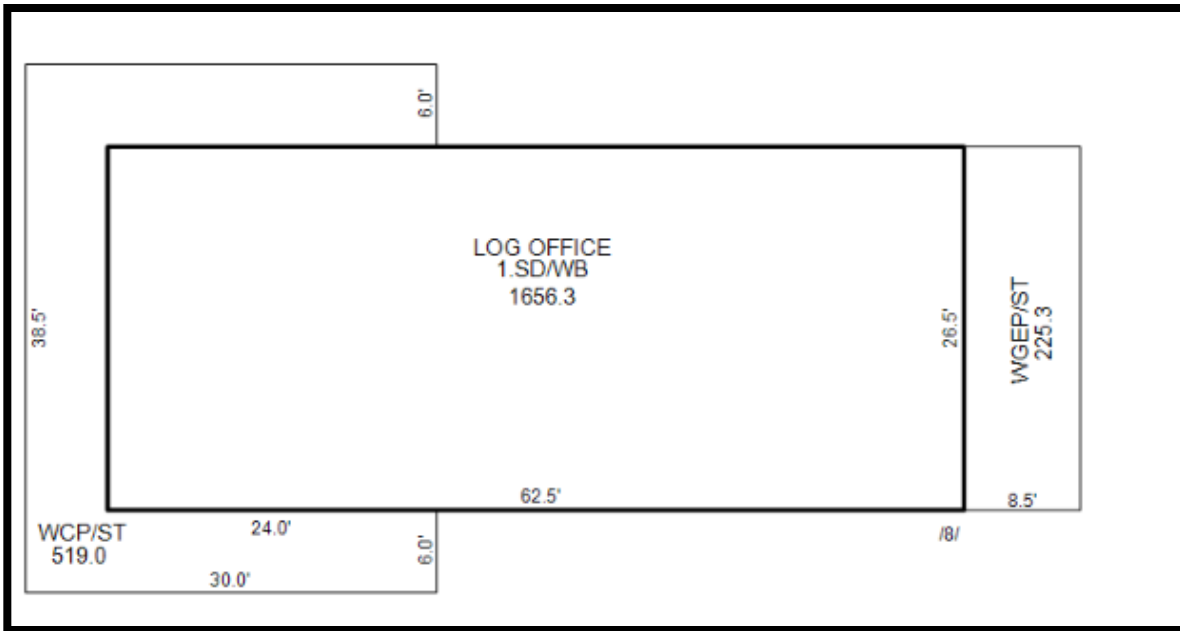
SALE PRICE	\$549,000
PRICE PER SF	\$113.71 PSF
SALE TERMS	CASH TO SELLER
POSSESSION	UPON CLOSING



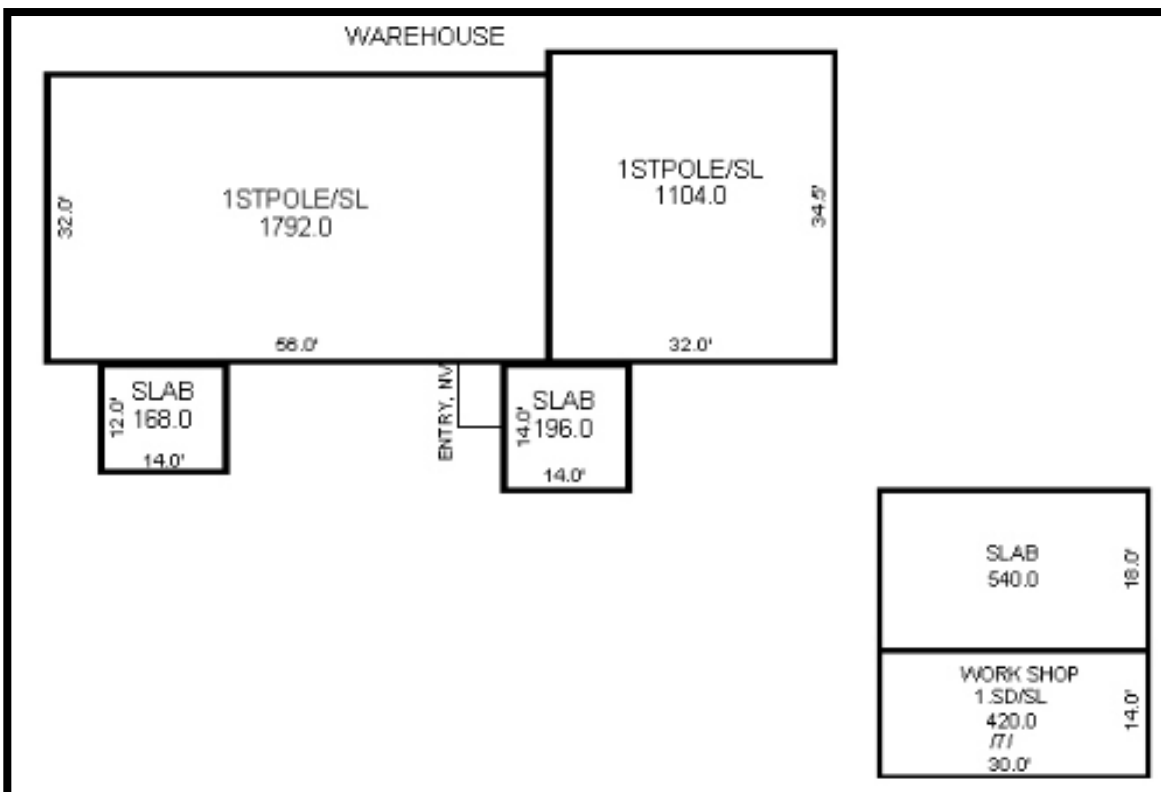


# BUILDING LAYOUT

## RESIDENTIAL BUILDING



## COMMERCIAL BUILDINGS





## PHOTOS - RESIDENTIAL BUILDING



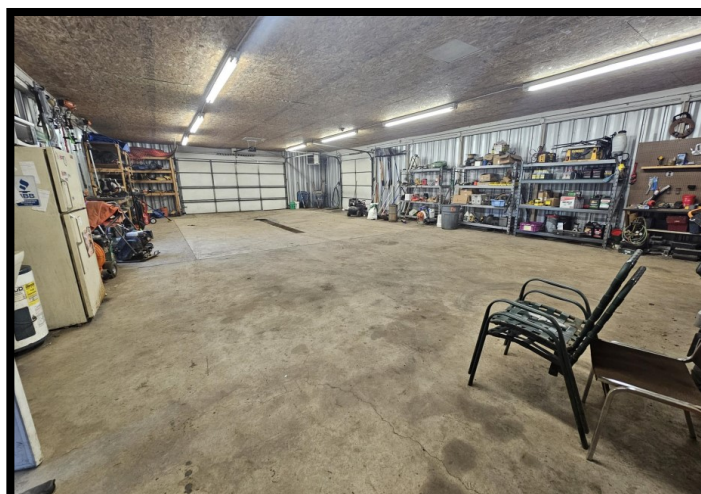


# PHOTOS - RESIDENTIAL BUILDING





## PHOTOS - BUILDING





# PHOTOS

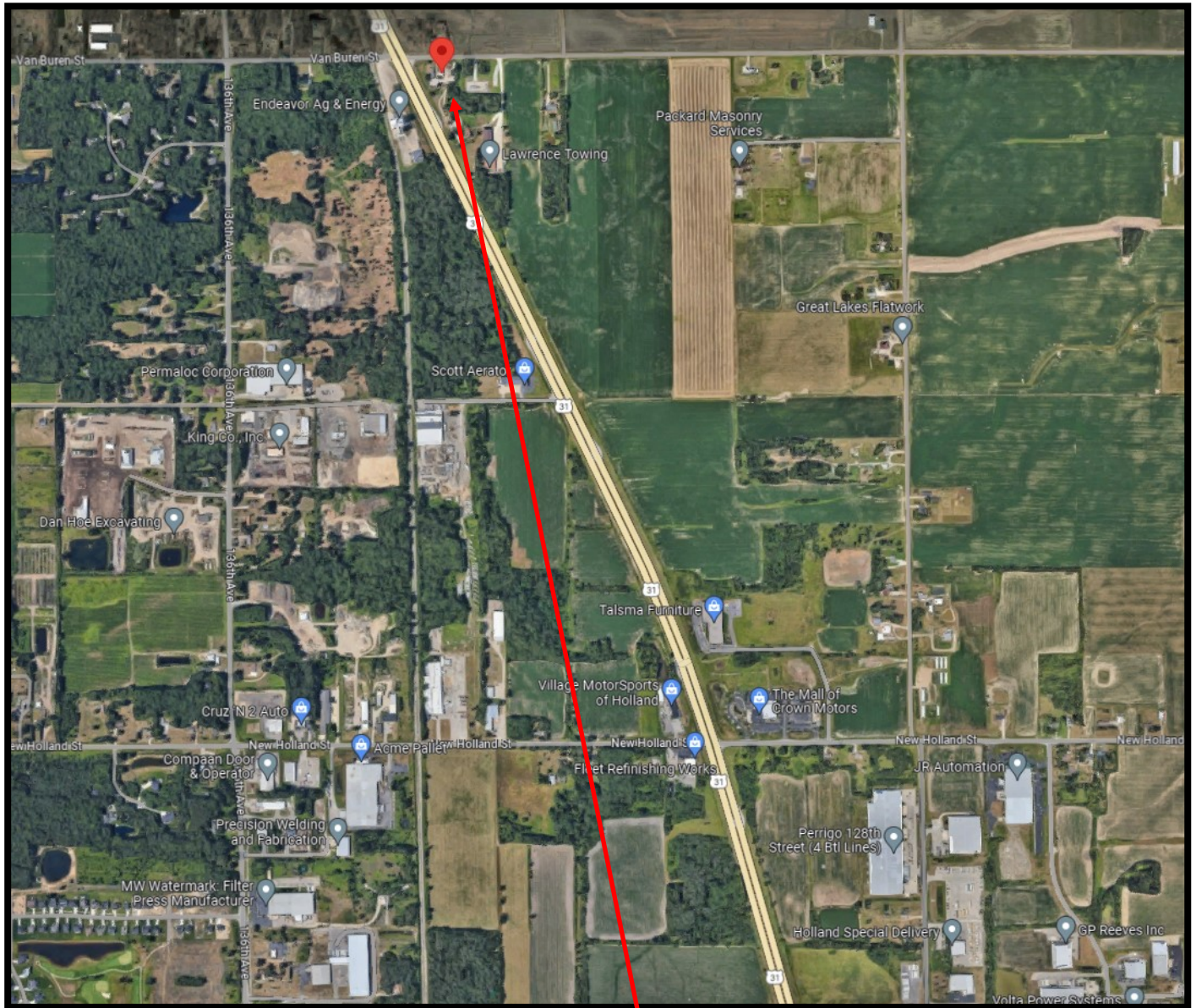






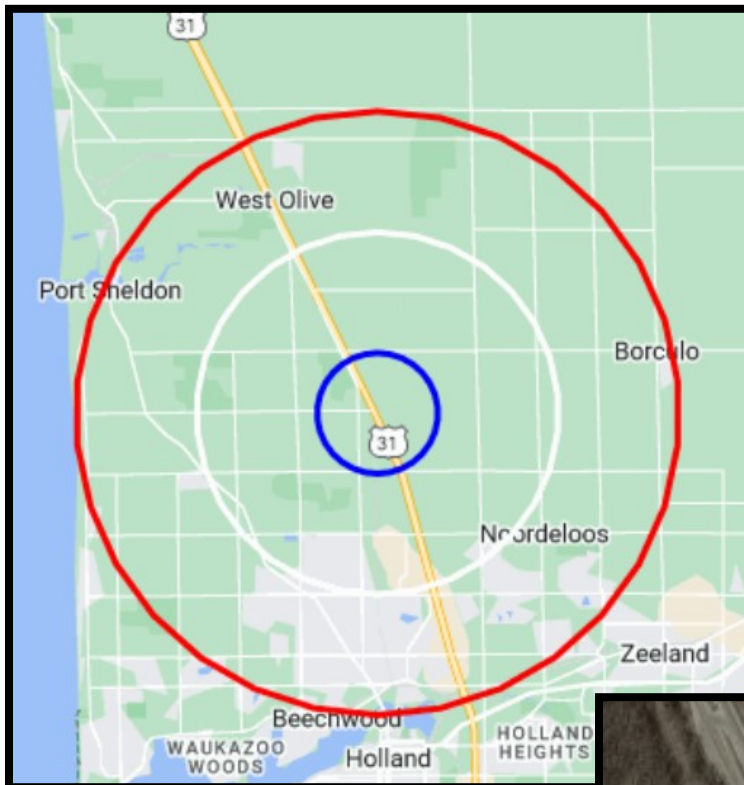


# AERIAL





## DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2022 POPULATION	301	3,838	24,117
HOUSEHOLDS	571	3,880	14,249
AVERAGE HOUSEHOLD SIZE	2.76	2.76	2.76
AVG. HOUSEHOLD INCOME	\$70,118.50	\$68,444.83	\$61,180.40
MEDIAN HOUSEHOLD INCOME	\$73,521.50	\$69,964.33	\$57,247.90